WARRANTY DEED

Karen Johnson
Batch # 1223394
01/06/2025 02:22:32 PM
Fees: $13.00 Taxes: $4,070.00

Davidson County
DEEDWARR
2 pgs

20250106-0001055

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF January, 2025.

S. Denise Woods
Notary Public
MY COMMISSION EXPIRES: _____

S. DENISE WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 4-19-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Elizabeth Epley Sheets	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	**117 15 0Z 002.00**
1777 Hillmont Drive	408 Highway 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

STUART SPEYER, TRUSTEE OF JENNIFER BROOK SPEYER 1992 VESTED TRUST DATED DECEMBER 21, 1992,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ELIZABETH EPLEY SHEETS,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1777, HILLMONT COMMONS NORTH, a Townhouse Planned Unit Development, as established by Declaration of Protective Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20130808-0083485 as amended and restated in Instrument No. 20141119-0106782, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jennifer Brook Speyer Trust (correctly, the Jennifer Brook Speyer 1992 Vested Trust), by Warranty Deed from Cornerstone Investments, Inc., of record in Instrument No. 20170214-0015325, in the Register's Office of Davidson County, Tennessee, dated February 02, 2017 and recorded on February 14, 2017.

The Grantor herein does hereby certify that the Trust erroneously referred to as the Jennifer Brook Speyer Trust, as Grantee in the Warranty Deed of record in Instrument No. 20170214-0015325 is one and the same as and correctly known as the Jennifer Brook Speyer 1992 Vested Trust.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GLEN ECHO SUBDIVISION, as recorded in Plat Book 1424, Page(s) 52.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130808-0083485, as amended and restated in Instrument No. 20141119-0106782.
* Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1542, Page 340 and Book 1631, Page 47.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20131010-0106312.
* Easement for Storm Drainage and/or Appurtenances, recorded in Instrument No. 20060315-0030036.
* Charter for Hillmont Commons North Owners Association, Inc. recorded as Instrument No. 20130816-0086448.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1777 Hillmont Drive, Nashville, TN 37215**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 3rd day of January, 2025.

Jennifer Brook Speyer 1992 Vested Trust dated December 21, 1992

By: _____
Stuart Speyer, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of January, 2025, before me personally appeared Stuart Speyer, Trustee of Jennifer Brook Speyer 1992 Vested Trust dated December 21, 1992, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of January, 2025.

_____
Notary Signature
My commission expires:

